

2011 ANNUAL REPORT

OFFICE OF THE ASSESSOR



JOHN R. NOGUEZ
LOS ANGELES COUNTY ASSESSOR



JULIET ABDEL-SHEHID ERLINDA ABEJERO NELITA ABLAZA MYRA ABREGO JOSE ABREU JR. MARIA ACEVEDO NANCY ACEVEDO TIFFANY ADAMS SATENIK ADAMYAN
RAYSHELL ADKINS AIDA ADLAWAN WEBSTER AGGREG AVO AGHAJANIAN CHRISTINE AGUILAR SIMON AGUILAR JOSEFINA AGUILERA JERELYN AGUILON JASMIK
AKBARIAN JUANITA AKINS ANIK AKOPYAN JUAN ALARCON-CAMERO REBECCA ALCABEDOS ANGEL ALEJANDRE DANILO ALEJO TOM ALIGAM ARSENIO ALINDOGAN III
CLINTON ALMENDRAS MARIA CHRISTINE ALMOGUERA ARNOLD ALTAMIRANO ALBERT ALVIAR OLA ALZAYAT MICHAEL AMADO CLARENCE AMAMEDA ELISE
AMBROSINI CYNTHIA AMEZCUA ALICE AMIRIAN THEODOROS ANADOLIS ANGELA ANDERSON CHRISTEL ANDERSON DONNA ANDERSON KIANITA ANDERSON LEAH
ANDERSON PETER ANDERSSON JOSE ANDRADE LISA ANDRES EARLENE ANDREWS ARMINE ANTONYAN ROBIN APANAY GREGORY APPEL JULIET APPEL GLORIA AQUINO
NOEL AQUINO SERGEY ARAKCHYAN GUILLERMO ARAUJO MA LOURDES ARAULLO HERMINIO ARBAS PHILIP ARCHULETA CORAZON ARCIAGA MARICHELE ARCIAGA
KENNETH ARGUELLES FLOR ARGUETA RONALD ARISON PAULA ARMENDARIZ EVANGELINE ARMOSILLA REYNALDO ARRIOLA KRISTINE ARSHARUNI EVA ARYANTS
TINA ASANO JOHN ASHJIAN STEVEN ASSELTYNIE MARIE ATWATER YVONNE AUSTIN MARIE AVAKIAN MELISSA AVELAR RENEE AVELAR EDWARD AVILA ANNA AWAD
GLORIA AZARCON NAPOLEON AZARCON AWIAK AZENAB GINA AZIZEH LILIBETH BABIERA ANTHONY BACLIG DIANA BADALIAN BRUCE BAGANO MICHAEL BAHE
JOVINA BAHIESEN HANNAH BAI SUSAN BAILEY RONALD BAKER STEEVE BAKER WESLEY BAKER CONRADO BALAGTAS JR DANTE BALBOA JENNIFER BALLIGER RIZALINA
BALUYOT JENNY BANH HOMAYOUN BARAR ARTHUR BARELA JR ANITA BARKER ANQUONETTE BARLOW ROBERT BARONE SUSAN BARRY EMAD BARSOUM KIMBERLY
BARTHOLOMY ELIZABETH BASAL ADEL BASTA EMAN BASTA ALAN BATO FRANCIS BATUNGBACAL TANYA BAUDOIN
FLORA BAUTISTA JOSE BAUTISTA NORMA BAYAN DAVID BAYHA MARY JANE BAYSAY GEORGINA BECERRA MARLA
BECKER ANGELA BECKFORD CRISTINA BENITEZ RAY BENSCH SHARI BENZON ANDREW BERGMAN CENON BERNABE
REYNALDO BERNABE RENEE BERRY LISA BETRICE SONIK BISMALYAN WILLIAM BLANKINSHIP ERNESTO BOBADILLA
SANDRA BODEAU DANIEL BOELTER ELAINE BOLTON ROSALIE BOLUSAN DAMIEN BONDS FRANCISCO BONILLA
JAMES BONOMO JR LAURA BOOTH FERDINAND BORJA JOSE BORJON BULMARO BORRERO BARRY BOSSCHER GEORGE
BOWERS BETTY BOWMAN KELLIE BOWMAN MARY BOWMAN CLIFFORD BOYD DAVID BREAUULT NOAH BRICKEY
SUSANA BRISENO JOYCELYN BROUSSARD JAVON BROWN LISA BROWN STEVEN BROWN TRACY BROWN YOLANDA
BROWN LORENZO BROWN JR. SHERLYN BRYANT STEPHEN BUCKNER JENNIFER BUDZAK VICENTE BUENVIAJE
ADELINA BUJANDA NONNA BULKIN CHRISTINA BURROLA VINCENT BUTLER ARTHUR BUTTS LATRINA BYRON
ELIZABETH BYUN EDGARDO CABALLES ELIZA CABALLES LANIE CABAMONGAN JAMES CABANISS KATHRYN CABOTE ERIC CABRERA OSWALDO CADIZ OSWALDO
CADIZ JR. ERLINDA CAGAANAN ESPERANZA CAJULIS JESSICA CAJULIS JESUS CAJULIS HUMBERT CALAGUAS ANTHONY CALDERON BONITA CALDERON LAURA
CALDWELL SHARON CALDWELL FERNANDO CALVELO RENE CAMACHO JOAN CAMERON MICHAEL CAMPBELL ANDREA CANAL TONI CANNON THUY-NGA CAO-BUI
LEANDRO CAPAGCUAN OSCAR CARAIG MIRTA CARBAJAL RUBEN CARBAJAL EVELYN CARDENAS MARINA CARDENAS RAYMOND CARDIEL JENNIFER CARDONA
CHRISTOPHER CARLOS JOAN CARNEY NOLAN CARREON ESTELLA CARRILLO ILDALISA CARRILLO SONIA CARTER-BALTAZAR MARK CASTANEDA MARTHA CASTANEDA-
GUZMAN AMANDA CASTELLANOS CELSO CASTILLO DALILAH CASTILLO JEAN CASTILLO RICHARD CASTILLO MARTHA CASTRO ANTONIO CASTRO JR CRISTINA
CATIPON JOSEFINA CATONER ROBERT CENTRONE GEORGE CHAN KEVIN CHAN MI CHANG PAULINE CHANG JING CHAO JUDY CHAO MEI-CHEN CHAO-CHEN JOHN
CHAPPELL ANDREW CHAU ANA CHAVEZ BLANCA CHAVEZ MONTES CAROLYN CHEN JOCELYN CHEN LINDA CHEN MARY CHENG SUSAN CHENG RAFAEL CHEPEIAN
CLINTON CHEW ERNEST CHEW WEN CHEW KYUNG CHI NATALIO CHIAROMONTE CALVIN CHIEN JOSEPHINE CHING RODERICK CHING FREDERICK CHISHOLM JOSEPH
CHISM FLORA CHIU ANDY CHO GARRETT CHO SYLVIA CHO JOSEPH CHOI RIPSIME CHOLAKYAN SUWANNA CHOTISORAYUTH ANGELA CHOW CHING-LIAN CHU
GEORGE CHU KEITH CHU DAVID CHUNG LIAN CING KHAI RICARDO CIRIA JACLYN CISNEROS TAMARA CISNEROS DEMETRA COBB APRIL COLES THERESA COLLIER
BRADLEY COLLINS TRACEY COLLINS BARBARA COLLOR ADAM COMBS JAMES CONAWAY III MANUEL CONTRERAS MARISOL CONTRERAS GENEVIEVE CONWAY RANDY
COOK ROBERT COONEY LIZZETT CORNEJO CATHERINE CORNELIUS ANGELA CORTES ROY COSSIO MERCEDES COSTA ROBERT CRAWFORD JR LULU CRESENCIA JOSEPH
CRISTIANO DAVID CROCKETT ARMANDO CRUZ MANOLITO CUA VENTURA CUENCA PAUL CUNNANE LISA CUNNIGAN MENA DACAYO NGUYET DAM JITENDRA
DAMANI DAT DANG KAMEEL DANIAL ANNA DANIELYAN LARRY DAO ADAM DASHO ANAHID DAVIDIAN THEODORA DAVIS NANNETTE DAZA IRENEO DE GUZMAN

**Public Service Recognition
Award Recipient**
Exemption Services
George Wood



MARCUS DE LAAT RALYN DE LEON RAMON DE LEON JR EL CID DE RAMUS MAMERTA DE SAGUN BRENT DECKER
THERESA DEGRASSI CARIDAD DEL CASTILLO DARLENE DEL PALACIO CECILIA DEL ROSARIO JOHNNY DEL ROSARIO
JOSE DEL ROSARIO PELAGIO DELA CRUZ NANCY DELANGE PHYLLIS DELONE REBECCA DEMBOSKI PRISCILLA DENG
KYLE DESHAY MANUEL DIAZ MANUELA DIAZ MARIBEL DIAZ FRANK DIAZ JR NOE DICHOSO HUNG DIEP
DIVINAGRACIA DIMAPILIS CHRISTINE DO FRANK DOMINGUEZ JOHN DOMINGUEZ SAMUEL DONG BRIAN
DONNELLY MICHAEL DOOM DENNIS DOREZA ALICE DORGAN TORI DORSEY JOHN DORTCH CHERYL DOTY LYDIA
DOUGLAS MICHAEL DOYLE F EUGENE DRIVER III ANITA DRUMMOND-SEPOLEN CONSOLACION DU SAUL DUENAS
WENDY DUENAS SHARON DUFFIE YAN DUKHOVNY ILDEFONSO DULAY SUSAN DUNN OCHOA FELYDOLORES
DUNTON VIVIAN DUONG DANIEL DURAN GEORGETA DURBACA MEAV EAR DONALD EDMOND ROSALINA
EDMONDS MARIA EJUPOVIC CLARENCE ELLIOTT DERRICK ELLIOTT STELLA ELLIS PAUL ELY PETER EMRICH SHARON
ENIX EVELYN ENRIQUEZ LEON ERMITANIO TERRI ERSKIN AMANDA ESCALANTE MARTHA ESCOBAR HAROLD ESHELMAN ANGELA ESKIDJIAN FELINA ESMAEILI-MASHI
EDILBERTO ESMUNDO ZENAIDA ESPANOLA AMANDA ESPARZA EFRAIN ESPARZA ROSALINDA ESPEJO GLENN ESPINO FRANCISCA ESPINOZA DANILO ESTANTINO FRED
ESTILLORE DENNY ESTRADA ROMEO ESTURAS YVONNIE EVANS KATRINA EVERETT FATEN FALTAOUS TUKA FARZADNIA ISKOUTI FERAKHIAN DOUGLAS FERGUSON
KEEAN FERGUSON CLINTON FERNANDES SUSAN FERRO VALERIE FITZGERALD MICHAEL FLANCER ANGELIA FLEMING REBECCA FLODELIZA ARTURO FLORES JESUS
FLORES SANDRA FLORES NOEL FOLEY KELVIN FONG JOZETTE FORTIER ANGEL FORTUNA DONNA FRAIJO-JUAREZ RENATO RAMON FRANCISCO DONNA FRAZIER BECKY
FUJIMOTO DANNY FUNG MICHAEL FUNG ADELAIDA GABRIELYAN DAVID GADDI ANGELA GADSDEN CHAD GAGNA GABOR GALANTAI HAYDEE GALICIA MANUEL
GALLEGOS SONIA GALLEGOS VERONICA GALLEGOS KEVIN GALLOWAY ROY GANUELAS ALEXANDER GARCIA CHRISTINA GARCIA DIANA GARCIA M LUPE GARCIA
MILAN GARCIA SHERI GARCIA LUZ GAYTAN NARINE GAZARYAN JOHN GEDDES CANDACE GEE VIOLETA GEMENIANO KURT GENSICKE JULIA GEORGE AZNIV
GERAGOSSIAN IRA GERMAN RIMA GHARIB SIYASH GHARIB ALBRIK GHARIBIAN KRISTAL GHIL MALAK GHOBRIAL LISA GIBBS PATRICK GIBSON DESMOND GIFFEN
LINDA GIFFEN DONALD GILMORE ARAX GIRAGOSIAN OCTAVIO GIRBAU WAFAA GIRGIS ELSID JOHN GLOUD CORAZON GO LUCIA GO ANGELITA GOCHUICO
STEVEN GOFF SETRA GOINS ADRIAN GOMEZ NORMA GOMEZ STEVEN GOMEZ ANTIMO GONZALES ANDREW GONZALEZ DIANA GONZALEZ EVELYN GONZALEZ ULISES
GONZALEZ YESENIA GONZALEZ VICKI GOODMAN ALBERT GORGONIO JR JOCELYN GOROSPE DANIEL GOULD HELEN GOZA BEBE GOZALI ANNE GRAAS KAREN GRAY
LAURA GRAY KELVIN GREEN PETER GREEN TIFFANY GREEN RAUL GUEVARA JR ERMA GUINTO SERGIO GUITRON LISA GUNNER LOU GUTIERREZ DIOSDADO GUTIERREZ
JR JANINE GUTIERREZ ROJAS BETTY HA MINH HA ERIC HAAGSEN EDWIN HADNOTT SHADIA HAKIM MARIA HAKOBYAN STEVEN HALE DELORES HAMILTON MINA
HAMILTON ANDREA HAMMONDS DALE HAMMONDS JOHANNA HAN ERIKA HANDLEY FOUAD HANNA GEORGE HANNA NADIA HANNA LETICIA HARBARGER
BARBAREE HARDY DARLENE HARRIS GWENDOLYN HARRIS OWEN HARRIS PAMELA HARRIS TRACY HARRIS MARY HARRISON PHYLLIS HART REX HARTLINE HARRY
HARTONO MARK HASHIMA YAMEEN HASHMI DANA HAWKINS DENISE HAWKINS MICHAEL HAYES CHARLES HAZEL MARIA HEBERT ELSA HENDRICKS JOHN HENDRICKS
LI HENDRICKSON ANTONIO HERNANDEZ FRANCO HERNANDEZ GRICEL HERNANDEZ MATTHEW HERRERA KHALED HERWEES JOHN HICKMAN AARON HICKS JUAN
HIDALGO RENAN HIDALGO RENEE HILLIARD ALEJANDRA HINOJOSA EDUARDO HIPOLITO EDWARD HO LANDI HO MICHELLE HOLLOWAY STEFAN HOLTMANN ALLISON
HOPSON JILL HORTON LOAN HOSKING DALE HOUGH RICHARD HOUSE CYNTHIA HOWARD DENISE HOWELL YU-KUEI HSU ERICK HUANG NANCY HUANG YUKUN
HUANG LITO HUGO DAVE HUI PAUL HULD HIEN HUNG JARMA HUNT PATRICIA HUNT SHIRLEY HUNT KEVIN HUNTER RONALD HUNTER KRISTI HURD KIM-NGUYET
HUYNH CHAE HWANG TALAT IBRAHIM MARNICA IBUNA-VALENCIA GREGORIO IGNACIO HAK IM KRISHNAN
INDRAKUMARAN JOSEPH IP JACQUELINE IRVIN MANUSH ISAGULYAN KARAM ISKANDER MARIANNE ISRAEL BETTY
JACKSON EU-JENE JACKSON GLENDA JACKSON STELLA JACKSON TAMALA JACKSON-WILSON ANN JAEGER CAROLYN
JAMES JUANITO JAMORA RUBY JAO ROSARIO JAUREGUI RAMON JAVATE JULITA JAVELLANA SERENA JEN RUWEN
JIANG ERNESTINA JIMENEZ MARIA JIMENEZ JAMES JOCHIMSEN CARLYLE JOHNSON DESIREE JOHNSON RICHARD
JOHNSON STEVEN JOHNSON ZINA JOHNSON PATRICIA JOHNSON-CONNER SUZANNE JOHNSTON ALLEN JOLLEY
GERALDINE JONES MYESHA JONES PAUL JONES VIRGINIA JONES JASMIN JOSEPH ANDY JUAREZ EMMA JUAREZ
CARMEN JUDILLA HENRIYUNIARTI JULIANO ARACELI KAKOOZA RICHARD KAMACK JON KAMAYATSU ROSINA
KAMEL DAVID KAO HEANG KAR EVA KARDOUNI JACQUELINE KASUMYAN WAJDI KAWAR EVA KELLER KAMESHA
KELLEY CHARDE KELLY MICHAEL KELLY PRICILLA KELLY DOMINIQUE KENDRICK DONNA KENDRYNA DESMOND
KESTER LEYLA KHAZAI THEODORE KHODAVERDIAN ANTHONY KIBODEAUX DARRELL KIBODEAUX BONNIE KIM MIN KIM SAMUEL KIM STANLEY KIM RICKY KING
RYAN KING YING KING DIANNE KINNEY NUNE KIRAKOSIAN ROYCE KIRKLAND KATERYNA KISH GARY KISHI MARILYN KISHI ELENA KLUNDER NANCY KNESEL ROBERT
KNOWLES MORRIS KO RICHARD KO MARTA KOTCHARIAN JEFFREY KRANTZ KENNETH KROFFT DANNY KU JAMES KULBACKI DENNIS KUMAS GORDON KWAN DARREN
KWOK KIM KWON TEDDY KWONG BEVERLY LA COUR MICHAEL LACANILAO WARLITO LACISTE CAREN LACUESTA RIMIA LACUESTA ROUMEL LAGSA BRIAN LAKE JANEE
LAKEY MARY LAM JOSEPH LAMAESTRA BELINDA LANDIG M.VIRGINIA LANDIG REBECCA LANDIG DEBORAH LANE KELLY LANE SUSAN LANGS GREGORY LANGSTON
REDENTOR LANZUELA ROBERT LARDGE MARIA D ROSARIO LARES CECILIA LARIOS ANDRE' LARSON VINCE LATKINS PANJIT LAU HAWAIDA LAUTFY JOYCE LEARD FUH
GUEI LEE HARRY LEE KYU LEE LANDY LEE LEO LEE LULU LEE PETER LEE PYUNG LEE SALLY LEE WILLIAM LEE WING FUNG LEE BETH LEE-DE AMICI PIERRE LESCANO
JIMMY LEW FREDERICK LEWIS JUDY LEWIS KIMBERLY LEWIS ROSE LEWIS HO-FU LI JEAN LI JING LI NAN LI IRA LICHTMAN NHA LIEN ADRIANA LIM MIRIAM LIM WOON

**Public Service Recognition
Award Recipient**
East District-South El Monte
Josanne Luna



**Public Service Recognition
Award Recipient**
Ownership Services
Lisa Cunnigan



Mission Statement

To create an accurate assessment roll and provide the best public service

We:

1. Produce a fair, cost-effective, accurate, and timely assessment roll in accordance with the law.
2. Provide high-quality service to the public and other government agencies.
3. Promote an environment of professionalism and high employee morale.

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A MESSAGE FROM ASSESSOR JOHN R. NOGUEZ

***I**t is a true privilege to release my first Annual Report to the citizens of Los Angeles County. This opportunity to serve the public as your elected Assessor is the culmination of my 25-year career in the Assessor's Department. I feel incredibly blessed and honored.*

This 2011 message is even more significant because, for the first time in two years, we have a positive increase in the Property Roll. The Roll includes 2.4 million homes and businesses whose valuations are the responsibility of the 1,450 dedicated men and women who make the Assessor's Department work so well.

Our 2011 gross total Assessment Roll is a remarkable \$1,105,742,244,670 – even while reflecting only a modest 1.49 percent increase from last year.

Despite the steady downturn in the real estate market, we have maintained a trillion dollar plus Assessment Roll, the largest in the nation, since first reaching that landmark figure in 2007.

Many other counties are also reporting modest increases in this year's Assessment Roll, including bellwether counties like San Diego, Kern and Santa Clara. This is a healthy sign and hopefully signals the beginning of a turnaround for the market. This should provide some welcomed news for local governments dependent on property taxes to help maintain vital public services from law enforcement and firefighting to hospitals, health clinics, parks and public schools.

We again carried out our proactive "Decline-in-Value" review of property values to determine which homes continue to qualify for lowered assessments.

Our 2011 review involved more than 445,000 single-family homes and condominiums as well as commercial-industrial and rental properties. The reductions in assessed value for homes were an average \$164,000 and an average \$105,000 for condos – the resulting tax savings was approximately one percent of those amounts.

Though these revaluations reduce the amount of revenue generated for government programs, they often save homeowners from slipping into foreclosure and help the market to correct itself more swiftly.

These are complicated numbers compiled through careful evaluation. The Assessor's Department is judged by the accuracy, consistency and fairness of the Property Roll. In Los Angeles County, this is a tremendous task. We oversee a trillion-dollar assessment roll, which includes 1.86 million residences, nearly 247,000 rental properties and more than 252,000 commercial-industrial parcels.

We are proud of our 99.2% quality rating awarded by the California State Board of Equalization, an independent, elected body which audits the performance of the state's 58 elected County Assessors. As the State Board of Equalization begins another analysis of our work, we expect even better results.



Assessor John R. Noguez (seated center) with his Community Outreach Team: Carol Quan (left) and Martha Castaneda (right) and standing are Robert Meraz (left) and El Cid De Ramus (right).

However, we also focus on people, as well as numbers, and we are even more proud that we received a 99% approval rating in surveys conducted with the public who visit our offices.

My pledge is to continue to enhance our approach to public service. This is a top priority for me and all Assessor employees. They possess outstanding expertise, an excellent work ethic and a helpful, friendly attitude. We can, however, do even more in terms of telephone training and public counter responsiveness.

Los Angeles County is a center of cultural and ethnic diversity, and we are increasing our community outreach to property owners and taxpayers of all demographics. We already provide much of our print and website information in eight languages and plan to increase these efforts.

The real challenge will be to implement improvements in a time of economic adversity and scarce tax dollars. Still, I am confident we will find new ways to become more efficient and cost effective without cutting public service.

It is difficult to adequately express my appreciation to the experienced employees who are responsible for making this department one of the most capable and competent government agencies. We continue to do a stellar job without increasing our workforce. We also encourage suggestions from our labor organizations, including the Service Employees International Union Local 721 and the California Association of Professional Employees.

I wish to give special thanks to our network of Citizen Advisory Committees, such as the Community Organizations; Escrow and Title; Realtors; and Tax Agents panels. Our management staff and I have met with all of these groups. Their input has been invaluable as we look for new ways to upgrade our systems, improve procedures and strengthen services for the public and real estate professionals.

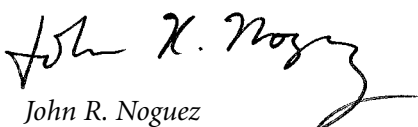
I also want to thank the Los Angeles County Board of Supervisors for its support as I assume my new duties, as well as Chief Executive Officer William T Fujioka, who has given me very constructive advice.

In addition, I appreciate the efforts of my colleagues who have made this job much easier with their exceptional cooperation: Treasurer and Tax Collector Mark Saladino, Auditor-Controller Wendy L. Watanabe, Registrar-Recorder/ County Clerk Dean C. Logan, and Executive Officer Sachi A. Hamai.

Recognition is also due the homeowners and business leaders of Los Angeles County who provide me with positive feedback and ideas about how to achieve our mission of being the best we can be.

Finally, I must express my gratitude to retired Assessors Rick Auerbach and Robert Quon who, through their hard work and leadership, created an enduring legacy of achievement on which to build the future of the Office of the Assessor.

Sincerely,


John R. Noguez

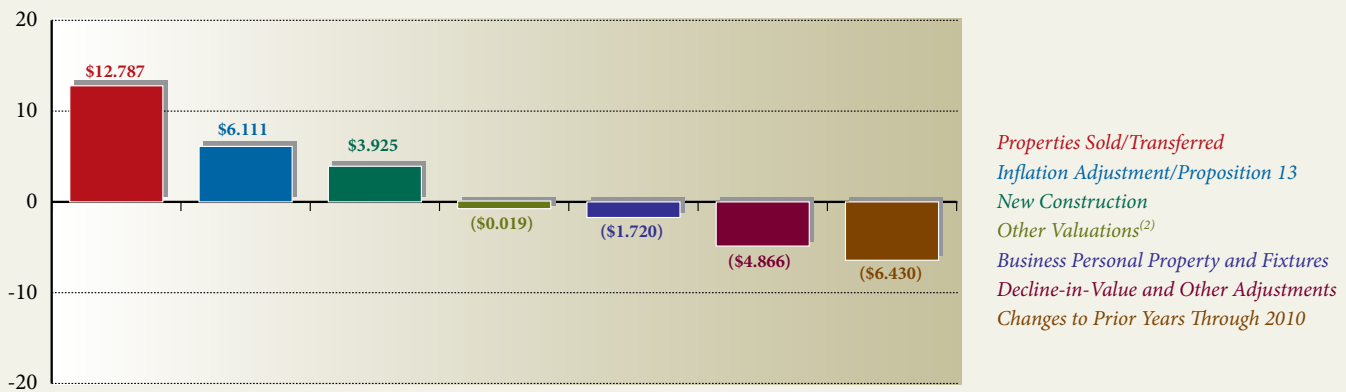


Assessor Noguez and Chief Deputy Gary Townsend.

FACTORS CAUSING 2011 VALUATION CHANGE

(Values in Billions)

Current Roll Value Change	2010	2011	\$ Change	% Change
Local Roll Value Before Exemptions	\$ 1,089.524	\$ 1,105.742	\$ 16.218	1.49%
Less All Exemptions	47.184	49.249		
Net Local Roll Value⁽¹⁾	\$ 1,042.340	\$ 1,056.493	\$ 14.153	1.36%
Factors Causing 2011 Valuation Change				
Properties Sold/Transferred			\$ 12.787	
Inflation Adjustment/Proposition 13			6.111	
New Construction			3.925	
Other Valuations ⁽²⁾			-0.019	
Business Personal Property and Fixtures			-1.720	
Decline-in-Value and Other Adjustments			-4.866	
Total Change to the 2011 Local Roll			\$ 16.218	
Changes to Prior Years through 2010			-6.430	
Total Value Change During the 2011 Assessment Year			\$ 9.788	



Total assessed value of property in Los Angeles County reached \$1.106 trillion, an increase of \$16 billion from the previous year. Major contributing factors included:

- Properties Sold/Transferred
- Inflation Adjustment/Proposition 13
- New Construction
- Decline-in-Value and Other Adjustments

(1) Does not include public utility assessments which are determined by the State Board of Equalization

(2) Current year misfortune and calamity, possessory interest, oil, water rights, and miscellaneous valuations

FOUR-YEAR COMPARISON OF FACTORS CAUSING VALUATION CHANGE

(Values in Billions)

Current Roll Value Change	2008	2009	2010	2011
Local Roll Value Before Exemptions	\$ 1,109.013	\$ 1,108.056	\$ 1,089.524	\$ 1,105.742
Less All Exemptions	41.419	45.882	47.184	49.249
Net Local Roll Value	\$1,067.594	\$ 1,062.174	\$ 1,042.340	\$ 1,056.493
Factors Causing Valuation Change				
Properties Sold/Transferred	\$ 46.524	\$ 16.329	\$ 7.431	\$ 12.787
Inflation Adjustment/Proposition 13	19.256	15.319	-2.140	6.111
New Construction	9.200	6.934	5.199	3.925
Other Valuations	3.432	2.398	-0.792	-0.019
Business Personal Property and Fixtures	3.731	2.520	-3.913	-1.720
Decline-in-Value and Other Adjustments	-11.011	-44.458	-24.317	-4.866
Subtotal	\$ 71.132	\$ -0.958	\$ -18.532	\$ 16.218
Changes to Prior Years	5.832	1.566	-4.744	-6.430
Total Value Change	\$ 76.964	\$ 0.608	\$ -23.276	\$ 9.788

Decline-in-Value

Decline-in-Value adjustments are temporary property value reductions for properties where the total assessed value is greater than the current market value.

Proposition 13

Passed by California voters in June 1978, Proposition 13 is a constitutional amendment that limits the tax rate on property and creates a procedure for establishing the current taxable value of locally assessed property.

2011 ASSESSED VALUATION - LOS ANGELES COUNTY

Valuations ⁽¹⁾	2010	2011	Amount of Change	Percent Change
Land	\$ 545,380,867,344	\$ 554,345,115,596		
Buildings and Structures	\$ 472,752,354,728	\$ 481,730,683,033		
Business Personal Property	\$ 71,390,926,943	\$ 69,666,446,041		
Gross Total	\$ 1,089,524,149,015	\$ 1,105,742,244,670	\$ 16,218,095,655	1.49%

Less Exemptions

Church, Welfare, etc. ⁽²⁾	\$ 38,988,687,094	\$ 41,132,233,017		
Revenue-Producing Valuations	\$ 1,050,535,461,921	\$ 1,064,610,011,653	\$ 14,074,549,732	1.34%
Homeowners' Exemptions ⁽³⁾	\$ 8,195,486,240	\$ 8,116,759,497		
Net Total Revenue-Producing Valuations⁽⁴⁾	\$ 1,042,339,975,681	\$ 1,056,493,252,156	\$ 14,153,276,475	1.36%

2011 Allocation of Total Parcels

<u>Single-Family Residential Parcels</u>	<u>Residential Income Parcels</u>	<u>Commercial-Industrial Parcels</u>	<u>Total Parcels</u>
1,859,128	246,542	252,266	2,357,936
Business Assessments: Personal Property and Fixtures			284,359
Total			2,642,295

(1) Assessed values do not include State Board of Equalization valued properties

(2) Exemptions not reimbursed to local governments by the State of California

(3) Exemptions reimbursed to local governments by the State of California

(4) Valuations on which revenue is collected by Los Angeles County

2011 ASSESSED VALUATION - LOS ANGELES CITY

Valuations ⁽¹⁾	2010	2011	Amount of Change	Percent Change
Land	\$ 213,247,961,848	\$ 216,231,591,560		
Buildings and Structures	\$ 184,878,471,065	\$ 188,587,844,393		
Business Personal Property	\$ 27,138,455,693	\$ 26,856,567,608		
Gross Total	\$ 425,264,888,606	\$ 431,676,003,561	\$ 6,411,114,955	1.51%
Less Exemptions				
Church, Welfare, etc. ⁽²⁾	\$ 21,336,061,783	\$ 22,602,918,177		
Revenue-Producing Valuations	\$ 403,928,826,823	\$ 409,073,085,384	\$ 5,144,258,561	1.27%
Homeowners' Exemptions ⁽³⁾	\$ 2,696,221,247	\$ 2,674,226,445		
Net Total Revenue-Producing Valuations⁽⁴⁾	\$ 401,232,605,576	\$ 406,398,858,939	\$ 5,166,253,363	1.29%

2011 Allocation of Total Parcels

Single-Family Residential Parcels	Residential Income Parcels	Commercial-Industrial Parcels	Total Parcels
607,465	109,277	65,780	782,522
Business Assessments: Personal Property and Fixtures			102,679
Total			885,201

(1) Assessed values do not include State Board of Equalization valued properties

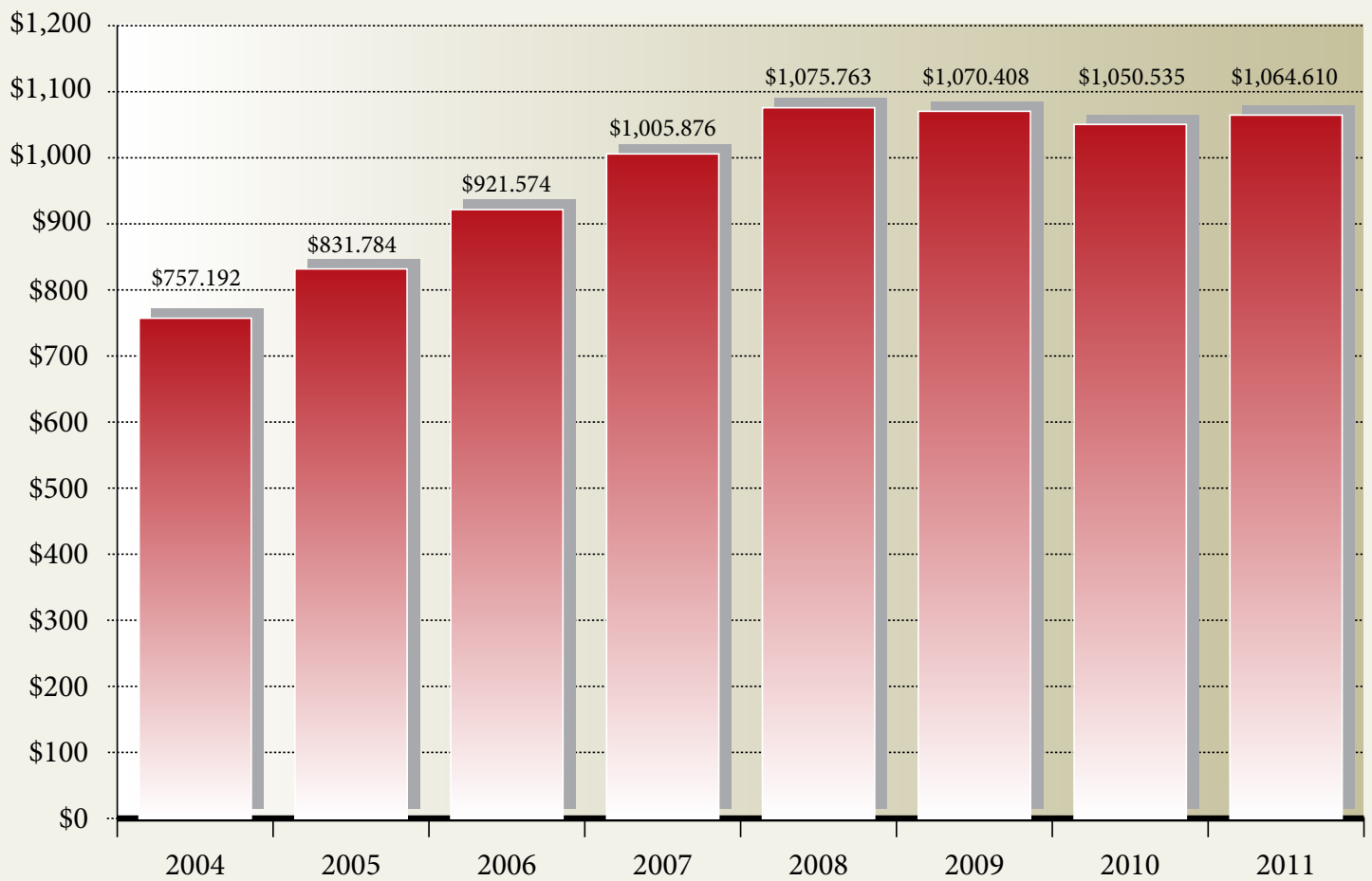
(2) Exemptions not reimbursed to local governments by the State of California

(3) Exemptions reimbursed to local governments by the State of California

(4) Valuations on which revenue is collected by Los Angeles County

TOTAL LOCAL ROLL*

Value
(In Billions)



*Revenue-producing valuations net of real estate exemptions (such as churches, most hospitals, schools, and museums), and prior to homeowners' exemptions

DISTRIBUTION OF VALUE BY PROPERTY TYPE ⁽¹⁾

(Values in Billions)

		Single-Family Residential		Residential Income		Commercial-Industrial	
		Total Roll	Percent of Value	Total Roll	Percent of Value	Total Roll	Percent of Value
1975	\$ 83.2	\$ 33.2	39.9%	\$ 11.2	13.5%	\$ 38.8	46.6%
1980 ⁽²⁾	\$ 150.0	\$ 71.2	47.5%	\$ 22.8	15.2%	\$ 56.0	37.3%
1985	\$ 245.2	\$ 115.7	47.2%	\$ 32.7	13.3%	\$ 96.8	39.5%
1990	\$ 412.8	\$ 200.3	48.5%	\$ 57.5	13.9%	\$ 155.0	37.6%
1995	\$ 486.8	\$ 251.1	51.6%	\$ 64.4	13.2%	\$ 171.3	35.2%
2000	\$ 569.6	\$ 306.6	53.8%	\$ 70.5	12.4%	\$ 192.5	33.8%
2005	\$ 823.7	\$ 469.8	57.0%	\$ 106.5	12.9%	\$ 247.4	30.1%
2010	\$ 1,042.3	\$ 583.3	56.0%	\$ 137.9	13.2%	\$ 321.1	30.8%
2011	\$ 1,056.5	\$ 599.4	56.7%	\$ 138.0	13.1%	\$ 319.1	30.2%



Rodeo Drive, Beverly Hills



City of Walnut



Grauman's Chinese Theatre, Hollywood



Six Flags Magic Mountain, Valencia

(1) All values are exclusive of exemptions (real estate and homeowners' exemptions) and public utilities

(2) Business inventory became 100% exempt

CITIES WITH THE GREATEST POSITIVE PERCENT CHANGE

City	Percent Change	Comments
Walnut	4.6%	The City of Walnut is predominately a single-family residential community with semi-rural appeal and is well known for its top-rated school system. It is easily accessible to four counties, and it has been deemed one of the safest cities in the San Gabriel Valley, making it a highly desirable location for home buyers. There continues to be a high demand for the resale of existing homes in Walnut which greatly contributed to the increase in assessed value.
San Marino	4.2%	San Marino is a city comprised mostly of single-family residential properties. Although the resale of existing homes is minimal, the stable and consistently increasing values are driven by a strong sense of community, top-rated schools, and strict zoning laws. All contribute to the continued growth in assessed value for San Marino.
Manhattan Beach	4.0%	Manhattan Beach is a renowned beachfront community that benefits from scenic ocean views, distinct neighborhoods, great schools, excellent shopping and entertainment, and proximity to the Los Angeles International Airport. These factors, combined with continued focus on public safety, contributed to strong real estate values. Reassessment due to changes in ownership is greatly responsible for the increased assessed value.
Temple City	4.0%	Temple City is a community comprised mostly of owner-occupied single-family homes, condominiums, and apartment buildings along the main boulevards. It benefits from a close proximity to both Pasadena and downtown Los Angeles. This city is also known for its safe neighborhoods and good schools. The increase in property values is primarily due to growing confidence in the real estate market resulting in increasing home prices in this mid-market San Gabriel Valley community.
Malibu	3.6%	Malibu is a residential beachfront community consisting of 21 miles of prime pacific coastline. This closely-knit community is home to many in the entertainment industry and is well known for its scenic ocean views, beautiful beaches and carefully preserved rural atmosphere. Growth in Malibu is greatly attributed to reappraisals due to changes in ownership.



The above comments do not represent a comprehensive analysis.

CITIES WITH THE GREATEST POSITIVE PERCENT CHANGE

City	Percent Change	Comments
Culver City	3.2%	During the 1990s, Culver City launched a successful revitalization program which included renovation of its downtown area as well as several shopping centers in the Sepulveda Boulevard corridor. At the same time, Culver City attracted a vibrant artistic community offering live theatre, music and dance, as well as a burgeoning array of restaurants. Property values continue to benefit from these projects.
Rolling Hills Estates	3.2%	Located on the Palos Verdes Peninsula, Rolling Hills Estates is an equestrian community that strives to preserve and maintain its rural ambience. Rolling Hills Estates is located near the ocean, and many homes enjoy an ocean and city view. Strong real estate values, renovation of existing homes and new construction contributed to the increase in assessed value.
La Canada Flintridge	3.2%	La Canada Flintridge is a small city with mixed priced homes ranging from moderately priced condominiums to luxurious multi-million dollar homes. Homeowners in this city continually upgrade their properties with extensive renovations and additions. This community attracts buyers for its excellent school system and close accessibility to downtown Los Angeles. The strong resale value of homes is largely responsible for the growth in La Canada Flintridge.
Santa Monica	3.2%	Santa Monica is a renowned urban, eclectic, and prosperous beach city offering great weather, good schools, abundant shopping, dining, entertainment, and outdoor recreation. With upscale single-family neighborhoods, and an easy-going lifestyle, Santa Monica attracts many home buyers. This city's growth in value is due to changes in ownership and new construction.
South Pasadena	3.1%	South Pasadena is valued as the home of many of the oldest and most historic sites in the San Gabriel Valley. Maintaining its small town character, South Pasadena is known to have some of the best preserved California Craftsman-style homes and an historic commercial core. Its school district is considered one of the best in Southern California which attracts many residents. The increased value due to changes in ownership is largely attributable to the stable and prosperous nature of this small community.



The above comments do not represent a comprehensive analysis.

THE 20 HIGHEST VALUED CITIES

City	2011 Assessed Valuation ⁽¹⁾ (Values in Billions)	Amount of Change	Percent of Change	Total Assessments ⁽²⁾
1. Los Angeles	\$ 409.073	\$ 5.144	1.3%	885,201
2. Long Beach	42.996	0.346	0.8	122,967
3. Santa Monica	24.643	0.762	3.2	28,668
4. Torrance	23.902	0.271	1.1	47,990
5. Glendale	23.288	0.395	1.7	49,078
6. Pasadena	21.537	0.450	2.1	43,869
7. Beverly Hills	21.327	0.252	1.2	13,921
8. Santa Clarita	21.165	0.055	0.3	61,572
9. Burbank	18.156	-0.130	-0.7	33,306
10. Carson	13.180	-0.152	-1.1	27,393
11. Manhattan Beach	12.191	0.473	4.0	14,162
12. Redondo Beach	12.041	0.164	1.4	24,413
13. Malibu	11.308	0.391	3.6	7,330
14. Arcadia	10.610	0.289	2.8	18,529
15. Rancho Palos Verdes	9.545	0.249	2.7	15,794
16. El Segundo	9.291	-0.288	-3.0	6,945
17. Palmdale	9.181	0.044	0.5	50,334
18. West Covina	8.717	0.165	1.9	28,156
19. Downey	8.646	0.150	1.8	26,013
20. Lancaster	8.493	-0.040	-0.5	55,376



Downtown, Los Angeles



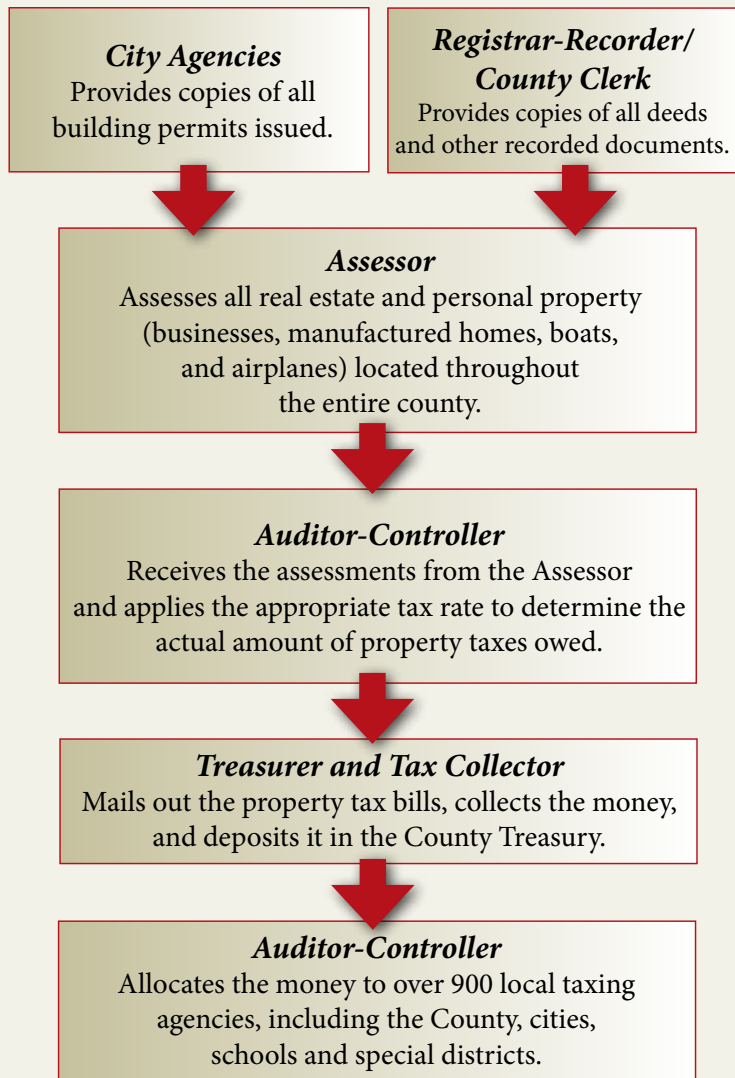
Long Beach

(1) Values at revenue-producing level

(2) Composite of Real Property Parcels and Business Property Assessments

HOW THE PROPERTY TAX SYSTEM WORKS

The following chart is designed to help you understand each County department's role in the property tax process.



Assessor
213.974.3211
assessor.lacounty.gov

Auditor-Controller
213.974.8368
auditor.lacounty.gov

Treasurer and Tax Collector
213.974.2111
ttc.lacounty.gov

Los Angeles County Property Tax Portal
lacountypropertytax.com



JOHN R. NOGUEZ
Assessor

Outstanding Team Members

Eric Haagenson
*Assistant Assessor,
Valuations*

George Renkei
*Assistant Assessor,
Administration*

Gary Townsend
Chief Deputy Assessor



North District

Sharon Moller
*Director
District Appraisals*

Andrew Stephens
*Director, Acting
Major Appraisals*

Kurt Gensicke
*Director
Roll Services*

Ken Ryozaiki
*Department CIO
Information Technology*

Anne Suarez
*Administrative Deputy
Administrative Services*

Special Assistants

Executive Staff Manager
Dr. Chris Carlos

Property Owners' Advocate
Christina Sciupac

Valuations
David Zoraster, M.A.I.

Legislation
Brian Donnelly

Community Outreach
Carol Quan

El Cid De Ramus

Press Deputy
Robert Knowles

North District
Chief Appraiser
John Dortch

West District
Chief Appraiser
Cliff Mikasa

South District
Chief Appraiser
Jennifer Budzak

East District
Chief Appraiser
Mike Hayes

Major Personal Property
Chief Appraiser
Fred Chisholm

Major Real Property
Chief Appraiser
Mark McNeil

Assessment Services
Chief Appraiser
George Welch

Ownership Services
Chief Appraiser
Juliet Apfel

Exemption Services
Chief Appraiser
Dale Hough

Mapping Services
Sup. Cadastral Engineer III
Emilio Solano

Application Section
Section Manager
Yvan Rodriguez

Technology Support
Services and Operations
Section Manager
Glenn Espino

Information Security
Security Officer I
Vince Diep

Project Management
Section Manager
Scott Thornberry

Human Resources
Personnel Manager
Arlene Santos

Management Services
Finance Manager
Renan Hidalgo

Training Section
Principal Appraiser
Peter Thomas



East District



West District



Ownership Services



Special Investigations



Assessment Services



Major Personal Property



Exemption Services



South District

2011 ASSESSED VALUES FOR CITIES AND UNINCORPORATED AREAS*

City	Assessed Valuation				Parcel Counts			
	2010	2011	Amount of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	Total
Agoura Hills	\$ 3,934,004,259	\$ 3,961,909,721	\$ 27,905,462	0.7%	7,108	16	407	7,531
Alhambra	6,788,851,553	6,941,907,898	153,056,345	2.3	13,733	3,694	1,366	18,793
Arcadia	10,321,545,549	10,610,331,620	288,786,071	2.8	14,494	864	989	16,347
Artesia	1,279,854,184	1,294,309,394	14,455,210	1.1	3,257	259	509	4,025
Avalon	669,631,382	675,648,493	6,017,111	0.9	971	248	473	1,692
Azusa	3,248,417,348	3,198,339,309	-50,078,039	-1.5	8,153	759	1,245	10,157
Baldwin Park	3,635,919,722	3,669,500,333	33,580,611	0.9	12,906	923	1,123	14,952
Bell	1,391,803,628	1,399,926,992	8,123,364	0.6	2,053	1,576	512	4,141
Bell Gardens	1,451,646,784	1,446,906,468	-4,740,316	-0.3	1,404	2,136	672	4,212
Bellflower	4,097,354,175	4,181,716,151	84,361,976	2.1	9,899	1,874	1,503	13,276
Beverly Hills	21,075,453,429	21,327,093,846	251,640,417	1.2	7,980	1,137	898	10,015
Bradbury	453,220,546	465,219,258	11,998,712	2.6	392	7	12	411
Burbank	18,285,662,227	18,155,915,195	-129,747,032	-0.7	22,182	3,229	3,075	28,486
Calabasas	6,341,529,033	6,362,667,211	21,138,178	0.3	7,775	11	254	8,040
Carson	13,332,309,923	13,179,970,013	-152,339,910	-1.1	20,749	642	3,011	24,402
Cerritos	7,177,428,066	7,366,467,970	189,039,904	2.6	15,227	23	584	15,834
Claremont	3,618,912,408	3,698,518,195	79,605,787	2.2	9,157	283	470	9,910
Commerce	4,209,452,932	4,206,659,273	-2,793,659	-0.1	1,708	522	1,395	3,625
Compton	4,595,124,944	4,647,641,555	52,516,611	1.1	15,397	2,206	2,208	19,811
Covina	4,058,243,987	4,140,284,418	82,040,431	2.0	10,465	648	1,403	12,516
Cudahy	623,103,214	628,239,066	5,135,852	0.8	747	776	235	1,758
Culver City	7,166,589,049	7,398,031,431	231,442,382	3.2	10,367	1,489	1,521	13,377
Diamond Bar	7,193,684,804	7,350,019,952	156,335,148	2.2	17,695	18	578	18,291

* Assessed values do not include State Board of Equalization valued properties (primarily public utilities) or exempt properties (such as churches, most hospitals, schools, and museums) for which there is no State reimbursement. Values include homeowners' exemptions which are reimbursed by the State.

2011 ASSESSED VALUES FOR CITIES AND UNINCORPORATED AREAS*

City	Assessed Valuation				Parcel Counts			
	2010	2011	Amount of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	Total
Downey	\$ 8,496,128,706	\$ 8,646,286,774	\$ 150,158,068	1.8%	19,722	2,064	1,349	23,135
Duarte	1,778,095,496	1,815,301,611	37,206,115	2.1	5,609	77	321	6,007
El Monte	5,810,356,028	5,857,442,620	47,086,592	0.8	12,747	2,876	2,232	17,855
El Segundo	9,578,534,775	9,290,501,115	-288,033,660	-3.0	3,397	787	909	5,093
Gardena	4,691,667,258	4,710,585,793	18,918,535	0.4	10,457	1,790	1,865	14,112
Glendale	22,892,818,447	23,288,045,626	395,227,179	1.7	34,119	5,834	3,495	43,448
Glendora	5,187,106,679	5,282,930,808	95,824,129	1.8	14,046	478	1,323	15,847
Hawaiian Gardens	637,296,647	639,450,114	2,153,467	0.3	1,791	468	328	2,587
Hawthorne	5,634,781,894	5,728,989,076	94,207,182	1.7	8,375	3,023	1,291	12,689
Hermosa Beach	4,861,824,499	4,944,541,513	82,717,014	1.7	4,957	1,417	641	7,015
Hidden Hills	1,200,488,285	1,207,485,138	6,996,853	0.6	697	1	8	706
Huntington Park	2,332,869,069	2,331,704,862	-1,164,207	0.0	3,636	2,352	1,243	7,231
Industry	6,569,397,831	6,597,612,028	28,214,197	0.4	19	2	1,435	1,456
Inglewood	6,624,541,281	6,651,435,457	26,894,176	0.4	14,436	4,570	1,928	20,934
Irwindale	1,994,850,519	1,943,236,418	-51,614,101	-2.6	335	24	607	966
La Canada Flintridge	5,466,344,522	5,641,626,988	175,282,466	3.2	7,182	76	310	7,568
La Habra Heights	1,098,173,906	1,130,262,235	32,088,329	2.9	2,104	24	29	2,157
La Mirada	4,848,062,720	4,959,295,260	111,232,540	2.3	13,418	62	488	13,968
La Puente	1,630,636,552	1,672,773,503	42,136,951	2.6	6,913	225	431	7,569
La Verne	3,236,365,077	3,290,648,471	54,283,394	1.7	8,074	348	1,345	9,767
Lakewood	7,031,980,327	7,168,664,718	136,684,391	1.9	22,885	682	476	24,043
Lancaster	8,533,145,869	8,493,080,716	-40,065,153	-0.5	41,996	928	9,083	52,007
Lawndale	1,812,536,865	1,823,727,384	11,190,519	0.6	2,997	2,290	506	5,793

* Assessed values do not include State Board of Equalization valued properties (primarily public utilities) or exempt properties (such as churches, most hospitals, schools, and museums) for which there is no State reimbursement. Values include homeowners' exemptions which are reimbursed by the State.

2011 ASSESSED VALUES FOR CITIES AND UNINCORPORATED AREAS*

City	Assessed Valuation				Parcel Counts			
	2010	2011	Amount of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	
Lomita	\$ 1,750,163,756	\$ 1,758,798,108	\$ 8,634,352	0.5%	3,834	800	580	5,214
Long Beach	42,649,902,059	42,995,966,099	346,064,040	0.8	79,580	17,232	11,490	108,302
Los Angeles	403,928,826,823	409,073,085,384	5,144,258,561	1.3	607,465	109,277	65,780	782,522
Lynwood	2,664,680,066	2,719,401,145	54,721,079	2.1	7,287	1,868	1,031	10,186
Malibu	10,917,152,673	11,307,826,952	390,674,279	3.6	6,167	201	432	6,800
Manhattan Beach	11,717,602,319	12,190,853,653	473,251,334	4.0	10,943	1,449	517	12,909
Maywood	831,372,475	823,992,090	-7,380,385	-0.9	1,599	1,310	382	3,291
Monrovia	4,062,211,614	4,129,519,563	67,307,949	1.7	7,719	1,610	1,018	10,347
Montebello	4,611,055,587	4,698,484,708	87,429,121	1.9	9,863	1,619	1,249	12,731
Monterey Park	5,448,783,024	5,561,866,907	113,083,883	2.1	13,506	1,439	1,242	16,187
Norwalk	5,552,739,322	5,646,369,337	93,630,015	1.7	21,495	503	1,175	23,173
Palmdale	9,136,982,736	9,181,403,563	44,420,827	0.5	41,333	426	5,899	47,658
Palos Verdes Estates	5,183,491,169	5,324,234,363	140,743,194	2.7	5,154	26	54	5,234
Paramount	2,954,687,827	3,040,467,092	85,779,265	2.9	5,793	1,491	1,904	9,188
Pasadena	21,086,659,808	21,536,926,036	450,266,228	2.1	31,040	4,119	3,196	38,355
Pico Rivera	3,791,755,689	3,860,442,385	68,686,696	1.8	13,122	452	1,040	14,614
Pomona	8,420,488,008	8,409,846,618	-10,641,390	-0.1	26,480	2,242	3,734	32,456
Rancho Palos Verdes	9,296,145,686	9,544,673,701	248,528,015	2.7	14,983	42	226	15,251
Redondo Beach	11,877,206,766	12,041,151,484	163,944,718	1.4	17,873	2,336	892	21,101
Rolling Hills	1,169,634,631	1,194,188,927	24,554,296	2.1	752	0	8	760
Rolling Hills Estates	2,370,314,558	2,446,353,508	76,038,950	3.2	3,113	1	179	3,293
Rosemead	3,428,518,691	3,529,890,657	101,371,966	3.0	7,674	2,106	896	10,676

* Assessed values do not include Board of Equalization valued properties (primarily public utilities) or exempt properties (such as churches, most hospitals, schools, and museums) for which there is no State reimbursement. Values include homeowners' exemptions which are reimbursed by the State.

2011 ASSESSED VALUES FOR CITIES AND UNINCORPORATED AREAS*

City	Assessed Valuation				Parcel Counts			
	2010	2011	Amount of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	Total
San Dimas	\$ 4,063,762,443	\$ 4,103,507,156	\$ 39,744,713	1.0%	9,342	200	1,311	10,853
San Fernando	1,453,865,826	1,470,621,856	16,756,030	1.2	3,820	508	706	5,034
San Gabriel	3,770,851,330	3,845,890,962	75,039,632	2.0	7,381	1,046	1,060	9,487
San Marino	4,242,382,988	4,418,717,623	176,334,635	4.2	4,538	3	177	4,718
Santa Clarita	21,109,927,760	21,165,241,881	55,314,121	0.3	50,174	431	4,569	55,174
Santa Fe Springs	5,998,944,666	6,038,805,087	39,860,421	0.7	3,538	50	2,256	5,844
Santa Monica	23,881,433,308	24,643,379,283	761,945,975	3.2	16,600	4,091	2,586	23,277
Sierra Madre	1,590,436,220	1,637,641,253	47,205,033	3.0	3,573	341	193	4,107
Signal Hill	1,993,777,880	2,010,955,653	17,177,773	0.9	2,623	581	1,064	4,268
South El Monte	1,713,592,670	1,750,095,268	36,502,598	2.1	2,356	458	1,641	4,455
South Gate	4,531,538,478	4,559,036,995	27,498,517	0.6	10,704	3,450	1,789	15,943
South Pasadena	3,293,926,915	3,397,125,307	103,198,392	3.1	5,635	963	402	7,000
Temple City	3,409,858,120	3,546,739,016	136,880,896	4.0	8,597	926	470	9,993
Torrance	23,630,768,704	23,901,730,843	270,962,139	1.1	35,727	2,084	3,060	40,871
Vernon	4,102,177,580	4,056,434,044	-45,743,536	-1.1	1	1	1,362	1,364
Walnut	3,801,969,343	3,978,538,380	176,569,037	4.6	8,911	10	238	9,159
West Covina	8,552,638,897	8,717,258,435	164,619,538	1.9	24,439	496	1,000	25,935
West Hollywood	7,339,046,662	7,411,035,487	71,988,825	1.0	6,560	2,056	970	9,586
Westlake Village	2,857,044,444	2,869,070,425	12,025,981	0.4	3,231	196	179	3,606
Whittier	7,098,277,146	7,250,319,391	152,042,245	2.1	18,564	2,132	1,427	22,123
Total Incorporated Areas	968,184,343,065	981,210,738,615	13,026,395,550	1.3	1,616,820	224,310	185,470	2,026,600
Total Unincorporated Areas	82,351,118,856	83,399,273,038	1,048,154,182	1.3	242,308	22,232	66,796	331,336
Total Los Angeles County	\$1,050,535,461,921	\$1,064,610,011,653	\$14,074,549,732	1.3%	1,859,128	246,542	252,266	2,357,936

* Assessed values do not include State Board of Equalization valued properties (primarily public utilities) or exempt properties (such as churches, most hospitals, schools, and museums) for which there is no State reimbursement. Values include homeowners' exemptions which are reimbursed by the State.

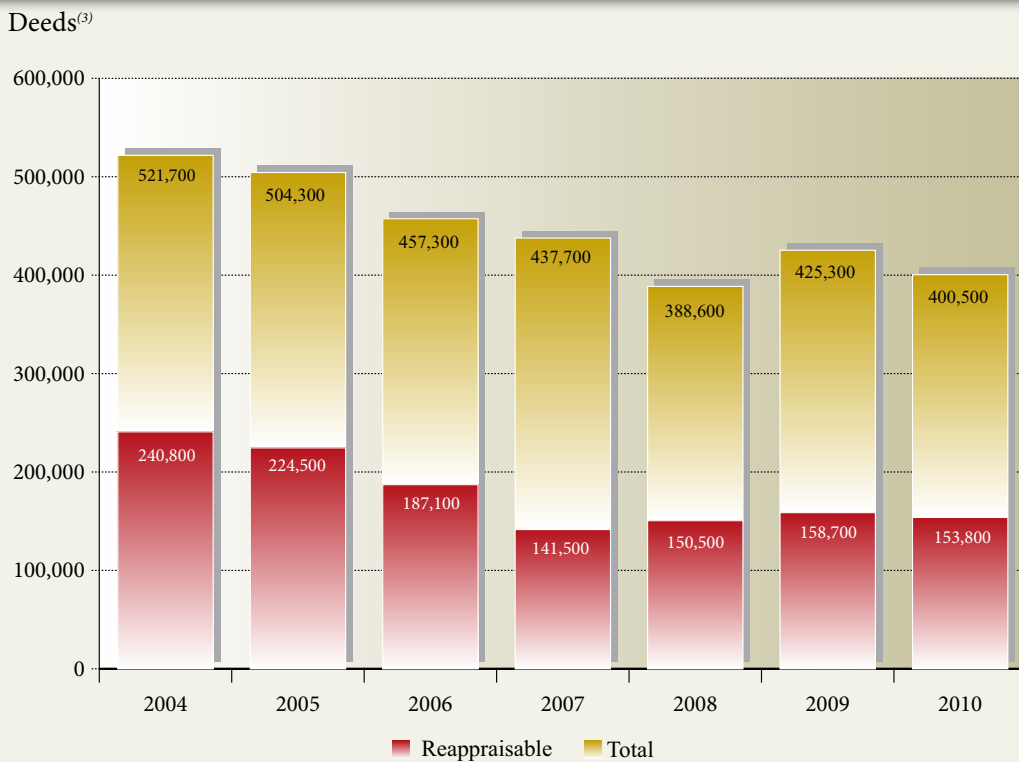
MEDIAN SINGLE-FAMILY RESIDENTIAL MARKET VALUE ⁽¹⁾



(1) Properties that have transferred ownership.

(2) Values represent calendar year activity (January 1 through December 31).

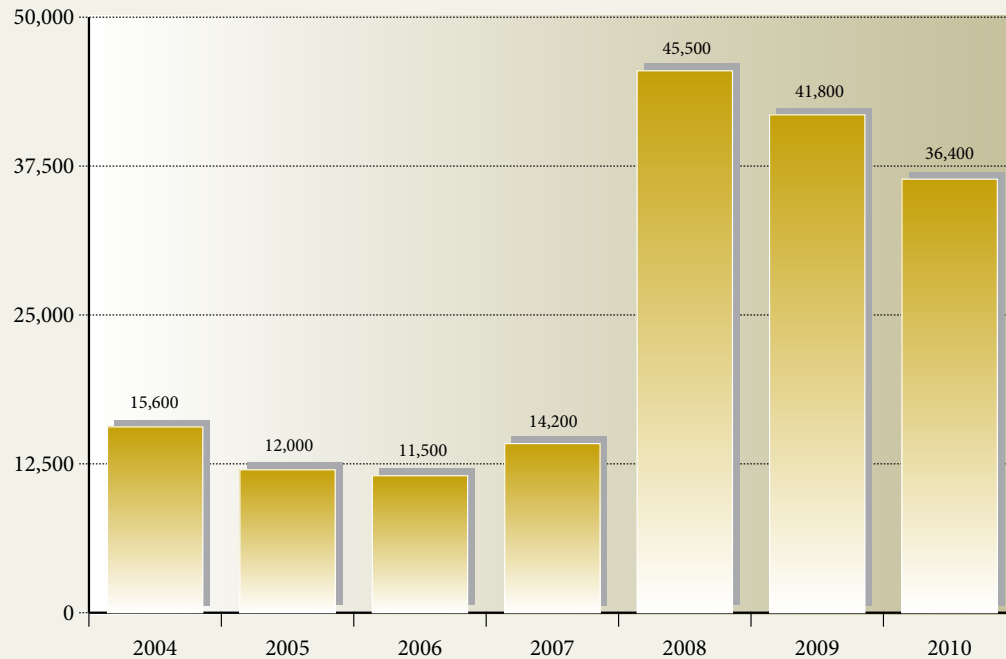
TOTAL NUMBER OF RECORDED DEEDS



(3) Number of deeds represents calendar year activity (January 1 through December 31).

ASSESSMENT APPEALS

Filings Per Year⁽¹⁾

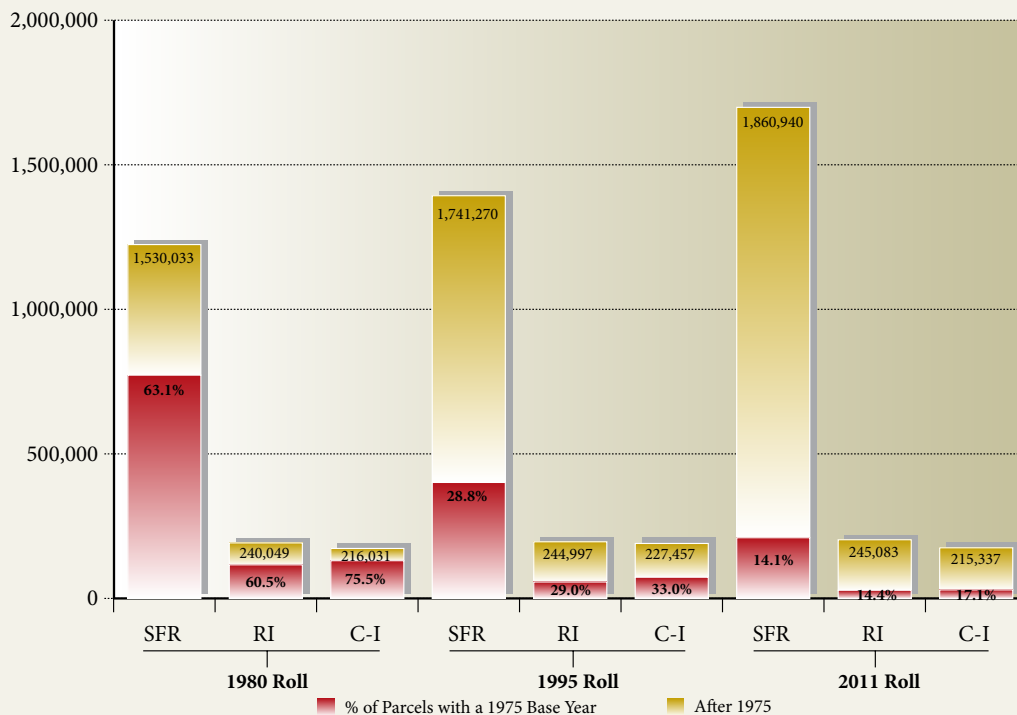


(1) Number of filings represents calendar year activity processed for the subsequent roll year.

1975 BASE YEAR PARCELS⁽²⁾

Single-Family Residential (SFR), Residential Income (RI), Commercial-Industrial (C-I)

Total Number of Taxable Parcels⁽³⁾



(2) Number of taxable parcels represents calendar year activity (January 1 through December 31).

(3) Does not include possessory interest assessments.

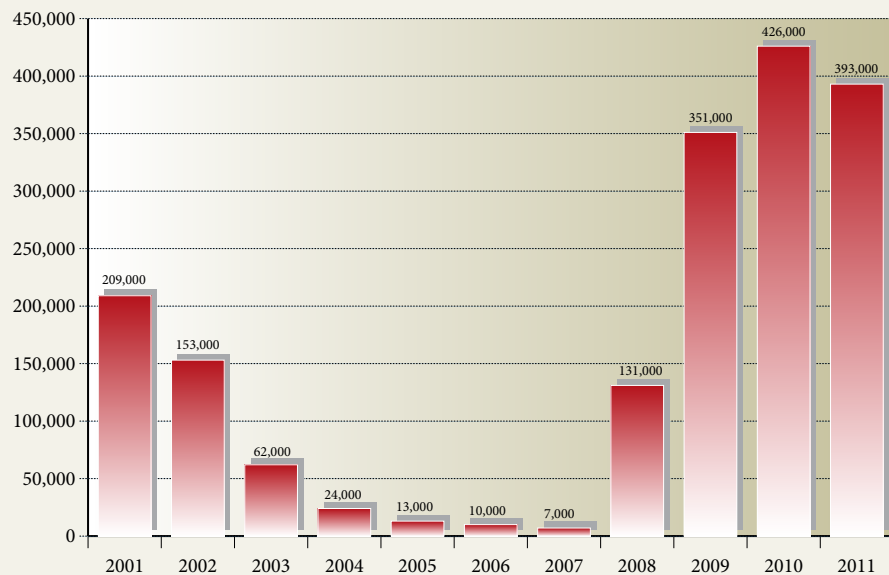
DECLINE-IN-VALUE

In 1978, California voters passed a constitutional amendment that allows a temporary reduction in assessed value when a property suffers a “decline-in-value.” As of January 1 (lien date) each year, the Assessor must enroll either a property’s Proposition 13 value (factored for inflation not to exceed 2% per year) or its current market value, whichever is less.

For the 2010-11 tax year, the Assessor’s Office reviewed 446,000 properties without the need for most taxpayers to file an application. Currently, there are 393,000 properties with a decline-in-value assessment.



Number of Reductions



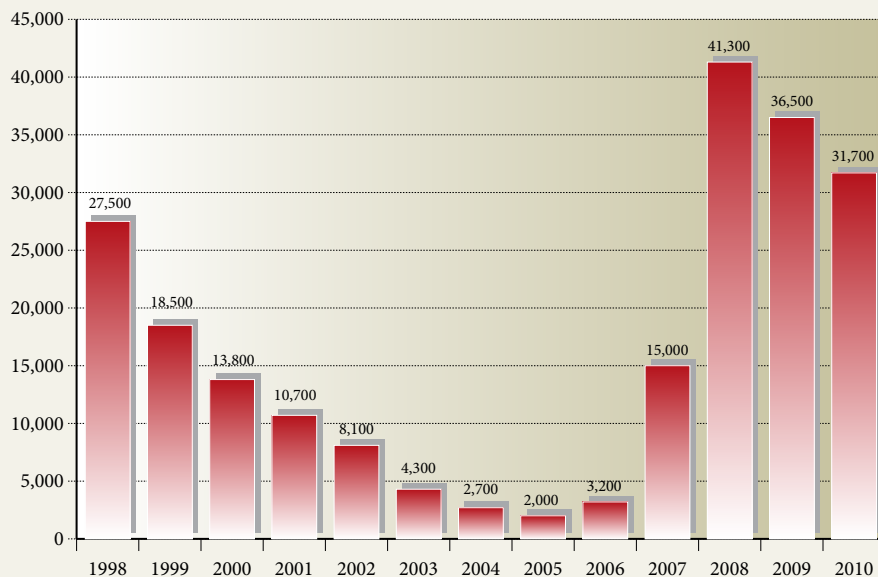
HOUSING MARKET UPDATE

Though the housing market is beginning to show modest signs of improvement, many people in Los Angeles County continue to have problems with maintaining property ownership. In 2011, the Assessor's Office proactively reevaluated 446,000 properties through its "Decline-in-Value" review program. Though reassessments through this program mean less generated revenue, they serve to assist taxpayers in their efforts to retain ownership. Property owners may also apply for a revaluation through a user-friendly, on-line process on the Assessor's website at www.assessor.lacounty.gov.



After a recent record high set in 2008, foreclosures have steadily declined. In 2010, with a total of 31,700, foreclosures decreased 13% from the previous year.

Number of Foreclosures*

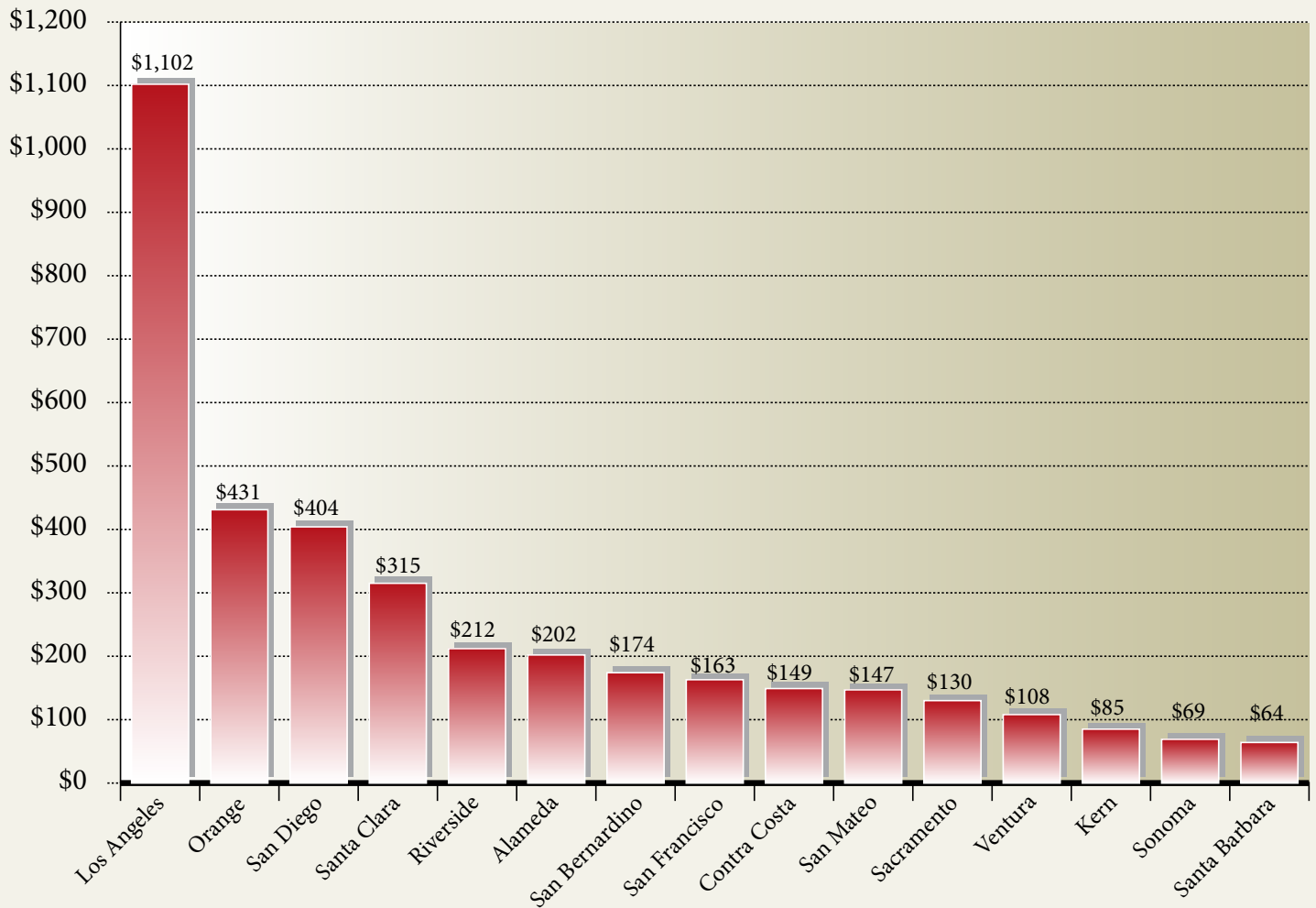


*Number of foreclosures represents calendar year activity (January 1 through December 31).

ASSESSED VALUATIONS OF THE TOP 15 COUNTIES FOR 2010

Value*

(Gross Assessed Values in Billions)



* Values include public utility assessments before exemptions (data provided by the Board of Equalization)

PROPERTY ASSESSMENT CALENDAR

January

January 1

Taxes become a lien on all taxable property at 12:01 a.m.
First day to file affidavits and claims for exemptions for real property.

February

February 1

Second installment of real estate taxes is due (delinquent after 5:00 p.m. on April 10).

February 15

Deadline for timely filing of affidavits and claims for exemptions (late after 5:00 p.m.; a postmark before midnight is considered timely) for real property, including Veterans' and Disabled Veterans'.
Last day to file for the Homeowners' Exemption claim (late after 5:00 p.m.; a postmark before midnight is considered timely) to receive the maximum exemption (\$7,000 of assessed value).

April

April 10

Second installment¹ of real estate taxes becomes delinquent after 5:00 p.m. (a postmark before midnight is considered timely).
Annual payment on the Installment Plan of Redemption is due.

June

June 1

Mailing of delinquent tax bills for current year and supplementals.
First day to file an application for a "Decline-in-Value Review".

June 30

Last day of the property tax year (fiscal year).
Delinquent property becomes tax defaulted for nonpayment of taxes. If delinquent taxes are not paid in full, the property is subject to the power of sale after five (5) years for residential property, and after three (3) years for non-residential commercial property. Last day (prior to 5:00 p.m.) to open an installment plan of redemption on those parcels in their fifth year of delinquency.

July

July 1

First day of the property tax year (fiscal year).
First day affidavit and claim for homeowner or renters assistance may be filed with State Franchise Tax Board (if funding is available).

July 2

First day to file an Assessment Appeals application for equalization of assessment.

September

Fourth Monday

Assessment Appeals hearings commence.

October

October 1

Beginning day of annual secured tax bill mailing (by Treasurer and Tax Collector).

October 15

Last day affidavit and claim for homeowner or renters assistance may be filed (late after 5:00 p.m.) with State Franchise Tax Board (if funding is available).

October 31

Last day of annual secured tax bill mailing (by Treasurer and Tax Collector).

November

November 1

The first installment of real estate taxes is due (delinquent after 5:00 p.m. on December 10).

November 30

Last day to file Assessment Appeals application for reduction of assessment made in regular period in Los Angeles County.
Last day to file an application for a "Decline-in-Value Review" with our office. This should be done if you feel the market value of your property is below your Proposition 13 value.

December

December 10

First installment¹ of real estate taxes becomes delinquent after 5:00 p.m. (a postmark before midnight is considered timely).
Last day to file late Homeowners' Exemption to receive 80% of the exemption.
Last day to file late Veterans' Exemption to receive 80% of the exemption.
Last day to file late Disabled Veterans' Exemption to receive 90% of the exemption.
Last day to terminate Homeowners', Veterans', and Disabled Veterans' exemptions.

¹The property tax year (fiscal year) runs from July 1 to June 30. Property is taxed as of January 1 for payment in the following fiscal year.

DEPARTMENTAL AND EMPLOYEE AWARDS

The Assessor's Office held various service award ceremonies throughout the year honoring its employees for their years of loyal and dedicated service. Assessor John R. Noguez presented the awards and expressed his thanks and gratitude to all the honorees for their faithful service. The following honorees received an award for their many years of dedication ranging from 10 to 35 years. Congratulations to them all!

20 Years of Service



(Top L-R) - Sharon Duffie, Angie Fleming, *John R. Noguez*, Lisa Brown, Susan Ferro
(Bottom L-R) - Monica Lopez, Teddy Kwong, Jerelyn Aguilon, Lito Hugo

10 Years of Service



(L-R) - Mei-chen Chao-chen, Aida Adlawan, *John R. Noguez*, Du Tran, Nonna Bulkin, Trudy Rangel

20 Years of Service



(Top L-R) - Herand Shahjanian, Robert Remes, *John R. Noguez*, Renee Welcome, Delphina Perry-Harding
(Bottom L-R) - Jose Patag, Shawn Watts, Veronica Morley

25 Years of Service



(L-R) - Sandra Bodeau, *John R. Noguez*, Paula Armendariz, Gregorio Ignacio

35 Years of Service



(L-R) Ken Ryozaiki,
John R. Noguez

30 Years of Service



(L-R) - Charise Watkins, *John R. Noguez*, Delores Moore, Tracy Harris

24th Annual L.A. County Productivity and Quality Awards

The Assessor's Office was proud to be one of the winners of a Top Ten Award from the Los Angeles County Quality and Productivity Commission.



The following Departments shared in this Top 10 Award given for the Countywide Address Management System: Assessor (*Emilio Solano, Ken Ryozaiki and Renan Hidalgo*), Registrar-Recorder, Internal Services, Chief Information Office, Public Works and Regional Planning.

DISTRICT/REGIONAL OFFICE MAP



ASSESSORS

Robert Quon
2010

Rick Auerbach
2000-2010

Kenneth P. Hahn
1990-2000

John J. Lynch
1986-1990

Alexander Pope
1978-1986

Philip E. Watson
1963-1977

John R. Quinn
1938-1962

E.W. Hopkins
1910-1938

Calvin Hartwell
1906-1910

Benjamin E. Ward
1902-1906

Alexander Goldwell
1898-1901

Theodore Summerland
1894-1898

F. Edward Gray
1891-1893

C.C. Mason
1887-1891

R. Bilderrain
1883-1886

J.W. Venable
1880-1882

A.W. Ryan
1876-1879

D. Botiller
1870-1875

M.F. Coronel
1868-1869

J.Q.A. Stanley
1866-1867

G.L. Mix
1863-1865

James McManus
1862

W.W. Maxy
1859-1861

Juan Maria Sepulveda
1857-1858

A.F. Coronel
1850-1856



John R. Noguez
2011

John R. Noguez became the 26th Assessor of Los Angeles County, following his election in November 2010 with nearly 1,000,000 votes.

Mr. Noguez joined the Assessor's Department 25 years ago as a student worker and rose steadily through the ranks to hold the position of Appraiser Specialist, focusing on major business properties, including banks and shopping centers, as well as historic structures such as the Bradbury Building, and inner city condominium conversions. He later worked as Special Assistant to former Assessors Robert Quon and Rick Auerbach, including serving as their liaison with realtor, homeowner and community organizations.

The Assessor holds a California Board of Equalization Certificate in Advanced Appraising and attended California State University, Los Angeles, concentrating on real estate studies in the School of Finance.

While pursuing his career in the Assessor's Department, Mr. Noguez also was elected to office in the City of Huntington Park in 2000, where he served for a decade as Mayor, Member of the City Council and City Clerk.

He has also been a government leader in several significant positions, having served as President of the League of California Cities, Los Angeles Division, and Secretary/Treasurer of the California Contract Cities Association.

A native Angeleno, Assessor Noguez, 46, was born at Kaiser Hospital in Hollywood and raised in Los Angeles City's diverse, multi-cultural suburb of Boyle Heights.

Mr. Noguez is the first Assessor of Hispanic heritage elected to this office in 124 years and represents all 10 million residents of Los Angeles County, as do the Sheriff and District Attorney.

The two longest-serving Assessors were E.W. Hopkins for 28 years and John R. Quinn for 24 years, but longevity is a hallmark of the department's workforce. There have been 50 employees who have retired recently, each with 25 years or more on the job, including Senior Clerk Lois Cooper, whose career comprised an amazing 46 years of public service!

<p>Public Service Recognition Award Recipient <i>West District-Culver City</i> Michael Stewart</p>	
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<p>Public Service Recognition Award Recipient <i>North District-Sylmar</i> Van Trinh</p>	
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WILLIAMS FELICIA WILLIAMS LAVAUGHN WILLIAMS NANCY WILLIAMS TAIKEASHA WILLIAMS KARIMAH WILLIAMSON WILLIAM WILLIS YVETTE WILLIS CHARLES WILSON JUNE WILSON RAY WILSON ROY JEAN WILSON FRED WIMBERLEY LAURA WINSLOW BRENDA WINSTON SHARLENE WINZER DANIEL WONG DENNIS WONG TONY WONG VIRGILIO WONG WARREN WONG DIANA WOO GEORGE WOOD III JENNIFER WOODS SCOTT WOODS EMMY WU HUNTING WU YAXIU WU LISA WYMAN MONTHA WYNNE SHENG DAI XU CICAL YACOB JILA YAFAI GARY YAMADA ANTHONY YAMAMOTO CORAZON YAMAMOTO BRYCE YAMASHITA MEICHIN YAO DENISE YARBROUGH HONG YE YUK YEE JENNIFER YEN MYUNG YEO JENNIFER YEPEZ SOHEIR YONAN ALEXANDER YOTSOV ESTHER YOUNG HELEN YOUNG KATHLEEN YOUNG LYNN YOUNG MALEKE YOUNG PAUL YOUNG RALPH YOUNG SIMON YOUNG JOSEPHINE YU ROBERT YU YIHCHANG YUAN TAMMY YUE ERIC YUN MARIO ZAFRANCO RAMONA ZAKARIA JOE ZARAGOZA LILIT ZARGARYAN JULIET ZAROOKIAN ROBERT ZENZIC OFELYA ZEYNALYAN SUSANNA ZEYNALYAN YONGXUE ZHANG ALEX ZHITNITSKY HONGMING ZHU DAVE ZORASTER SUSAN ZUBIA FRANCISCO ZULUAGA

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13800 Balboa Boulevard
Sylmar, CA 91342
(818) 833-6000

West District Office
6120 Bristol Parkway
Culver City, CA 90230
(310) 665-5300

District Offices



"Enriching Lives"

South District Office
1401 E. Willow Street
Signal Hill, CA 90755
(562) 256-1701

East District Office
1190 Durfee Avenue
South El Monte, CA 91733
(626) 258-6001



Regional Office

Lancaster Regional Office
251 East Avenue K-6
Lancaster, CA 93535
(661) 940-6700

Satellite Office

Van Nuys Public Service Satellite
14340 Sylvan Street
Van Nuys, CA 91401
(818) 901-3455

Room 225

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